



# KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

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**August 17, 2016**

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

**PRESENT:** Mayor James Roberson, Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Dustin Tripp, and Randy Young.

**ABSENT:** Councilor Mark Swan.

**Staff Members Present:** Beth Trahos, Town Attorney; Hal Mason, Interim Town Manager; Suzanne Yeatts, Administrative Services Director; Chris Hills, Development Services Director; Lawrence Capps, Police Chief; Robbie Worrell, Public Works Director; Jennifer Currin, Assistant Development Services Director; Jason Brown, Senior Planner; Matt Christian, Planner; Keith Archambault, IT Administrator; Thomas Cagle, Police Officer; Doug Crough, Police Sergeant; Chris Burke, Police Officer; Tracy Solomon, Police Captain.

Meeting called to order by Mayor Roberson at 7:00 p.m.

**WELCOME**  
Welcome by Mayor Roberson.

**INVOCATION**  
Invocation by Mayor Roberson.

**ITEM I. ADOPTION OF AGENDA**  
**...Motion by Councilor Young to adopt the agenda. Motion seconded by Councilor Tripp and carried unanimously.**

**ITEM II. APPROVAL OF MINUTES**  
**...Motion by Councilor Tripp to approve the minutes from August 1, 2016. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

## ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

## A. ARC Award Presentation

Police Chief Lawrence Capps and Mayor Roberson presented the inaugural ARC Award to Officer Thomas Cagle for demonstrating the Town's core values by challenging others to look at the good that can be obtained from difficult situations.

## B. Mayor's Listening Tour

Development Services Director Chris Hills gave an update on the recent Listening Tour visits to Batteries Plus and Mike's Italian Kitchen.

Mayor Pro Tem Chalk requested being included in future tour meetings.

## ITEM IV. PUBLIC

*Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.*

## A. Open to the Public

No one at this time.

## B. Report on Citizen Inquiries

Mayor Pro Tem Chalk requested staff address a sight issue at the corner of Maple Street and Smithfield Road.

Councilor Mangum applauded the three former Knightdale High School students who are participating in the Rio Olympics.

## ITEM V. CONSENT AGENDA

## A. Budget Amendment 2017 01

**...Adopt Budget Amendment 2017 01.**

## B. Closed Session Minutes for Approval and Release

**... Approve and release select closed session minutes from June 4, 2012 – October 5, 2015.**

\*A list of specific closed session dates that were recommended for approval and release is included in the filed minutes.

## C. LSE Classification Plan Amendment

**...Approve the recommended changes to Fire Department LSE pay grade.**

## D. Knightdale Station Street Names

Resolution #16-08-17-001

**...Approve Resolution #16-08-17-001.**

## E. Wake County Review Officer Appointment

Resolution #16-08-17-002

**...Approve Resolution #16-08-17-002.**

## F. HVAC Preventive Maintenance Agreement

**...Award bid to Quality Comfort Services and authorize the Town Manager to sign the contract.**

**...Motion by Mayor Pro Tem Chalk to adopt the Consent Agenda. Motion seconded by Councilor Young and carried unanimously.**

## ITEM VI. PUBLIC HEARINGS

*If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.*

None at this time.

## ITEM VII. SET PUBLIC HEARINGS

None at this time.

## ITEM VIII. TOWN ATTORNEY

None at this time.

## ITEM IX. OLD BUSINESS

Councilor Mangum requested being recused from the first two items of Old Business, CPA-1-16 and ZMA-7-16, due to his employment at Wake Stone Corporation located at the intersection affected by this proposed project.

**...Motion by Mayor Pro Tem Chalk to recuse Councilor Mangum from the first two Old Business items. Motion seconded by Councilor Young and carried unanimously.**

Councilor Mangum exited at 7:15 p.m.

## A. CPA-1-16 Collector Street Plan Amendment

Resolution #16-08-17-003

Senior Planner Jason Brown reviewed the request by Knightdale Development Ownership, LLC to amend the Town of Knightdale Comprehensive Plan, specifically the Transportation Master Plan, including amendments to the Arterial & Collector Street Plan and Functional Class Plan, to remove the requirement to provide a local street connection to Sternwheel Way. Mr. Brown shared the Land Use Review Advisory Statement and recommended that Council approve CPA-1-16, adopt the recommended statement of Comprehensive Plan Consistency and Reasonableness of action, and adopt Resolution #16-08-17-003.

**...Motion by Councilor Young to approve CPA-1-16, adopt the recommended statement of Comprehensive Plan Consistency and Reasonableness of action, and adopt Resolution #16-08-17-003. Motion seconded by Councilor Tripp and carried unanimously.**

B. ZMA-7-16 Suggs/Hargrove Property  
Ordinance #16-08-17-001

Assistant Development Services Director Jennifer Currin gave an update on the rezoning request from Knightsdale Development Ownership, LLC. to rezone a 56.83 ± acre parcel located south of Knightsdale Blvd., and east and west of Village Park Dr. from Highway Business Conditional District (HBCD) and Urban Residential-12 (UR-12) to Highway Business Conditional District (HBCD) and Residential Mixed Use Conditional District (RMXCD) in order to develop the property as a 260,000± SF shopping center and 350 unit multi-family development. Ms. Currin read the Land Use Review Board's Advisory Statement; answered questions from Council; and recommended approval of ZMA-7-16, adoption of the recommended statement of Comprehensive Plan consistency and reasonableness of action, and adoption of Ordinance #16-08-17-001.

Mayor Pro Tem Chalk inquired about the size of the vegetative buffer at the time of planting and expressed concern that the proposed plantings would be ineffective if not mature enough.

Brian Long, Director of Development for the Widewaters Group, and Chris Bostick with Kimley-Horn responded that adding 25-30 foot trees would not be feasible in that area.

Ms. Currin clarified that trees would be 6-8 feet at the time of planting.

**...Motion by Councilor Tripp to approve ZMA-7-16, Suggs/Hargrove Knightsdale Blvd. property; adopt the following statement of Comprehensive Plan consistency and reasonableness of action: *The proposed zoning map amendment advances the stated objectives of embedding commercial activity as integral components of neighborhoods and design districts, which assists in promoting a vibrant, sustainable and safe community design in which people desire to live, work and visit. It is furthermore consistent with the Comprehensive Plan's stated goals of providing horizontal mixed uses and interconnected street networks, with sidewalks, to create walkable neighborhoods;* and adopt Ordinance #16-08-17-001. Motion seconded by Councilor Young and affirmed by Mayor Pro Tem Chalk with a 3 to 0 vote of approval.**

Per North Carolina General Statute 160A-75 requiring an affirmative two thirds vote, Ordinance #16-08-17-001 will be included on the September 6, 2016 consent agenda for a second vote.

Councilor Mangum returned at 7:59 p.m.

C. ZMA-2-16 Silverstone PRD  
Ordinance #16-08-17-002

Mr. Brown reviewed a request submitted by Pablo Reiter to rezone approximately 149.99 acres located south of the Cheswick neighborhood, east of the Neuse River and west and adjacent of Hodge Road from General Residential-8 (GR-8), Neighborhood Mixed-Use (NMX), Highway Business (HB), and Residential Mixed Use (RMX) to

General Residential-8 Planned Residential Development (GR-8 PRD) for single family residential development. Mr. Brown presented the Land Use Review Board's Advisory Statement; answered questions; and recommended that Council approve ZMA-2-16 SilverStone Planned Residential Development, adopt the recommended statement of Comprehensive Plan consistency and reasonableness of action, and adopt Ordinance #16-08-17-002.

Andy Petesch, on behalf of Arcterra LLC, responded to Council's question about buffers between existing homes and townhomes proposed stating that there is already an existing natural buffer and they cannot commit to a buffer due to the narrowness of the property but will commit to a 10 foot buffer with appropriate vegetation around the town homes where they abut lots that front on Towler Road.

**...Motion by Councilor Tripp to approve ZMA-2-16 SilverStone Planned Residential Development; adopt the following statement of Comprehensive Plan consistency and reasonableness of action: *The proposed zoning map amendment is consistent with the Comprehensive Plan's overall design objectives and guidelines of creating a sense of place, preserving open space, and providing significant and varied recreational amenities. The zoning map amendment is further reasonable as it promotes the urban village and neighborhood design district goals of ensuring compatible development and pedestrian friendly streets; and adopt Ordinance #16-08-17-002 with the additional condition agreed to by the applicant that a 10 foot Type A buffer be provided between the town homes and the property line west of existing Towler Road. Motion seconded by Councilor Young and opposed by Mayor Pro Tem Chalk for a 3 to 1 vote of approval.***

Per North Carolina General Statute 160A-75 requiring an affirmative two thirds vote, Ordinance #16-08-17-002 will be included on the September 6, 2016 consent agenda for a second vote.

ITEM X.

NEW BUSINESS

A. Upcoming Events

Chief Capps presented upcoming Town events through the month of September.

B. Knightdale Blvd Median Landscape Maintenance Agreement

Mr. Hills reported that bids have been received for the expired landscape maintenance contract for the median along Knightdale Blvd. Mr. Hills stated that staff is not recommending award at this time and plans to further evaluate the synchronization of all landscape maintenance agreements and continue the month to month arrangement with the current contractor.

ITEM XI.

OTHER BUSINESS

None at this time.

ITEM XII.

COMMITTEE REPORTS

A. Planning and Engineering

Councilor Tripp reported discussion of the following items: new initiative with project information data sheets; application for North Carolina Department of Transportation

intersection upgrades; town limit signage research with rebranding; PRD water allocation policy amendments; standard specification updates; and Knightdale Blvd. lighting project.

B. Finance

Councilor Mangum noted that the Finance and Planning and Engineering Committees plan to hold three joint meetings to discuss the Capital Improvement Plan and presented a preliminary FY2016 financial report as well as the July 2016 report.

C. Public Safety

Councilor Young mentioned postponing the meeting as Councilor Swan is out of town.

D. Nominating

No Report.

E. Liaison Reports


No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS


None at this time.

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Young to adjourn at 8:40 p.m. Motion seconded by Councilor Tripp and carried unanimously.**



Mayor James A. Roberson



Town Clerk Whitney A. Ledford